HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2010

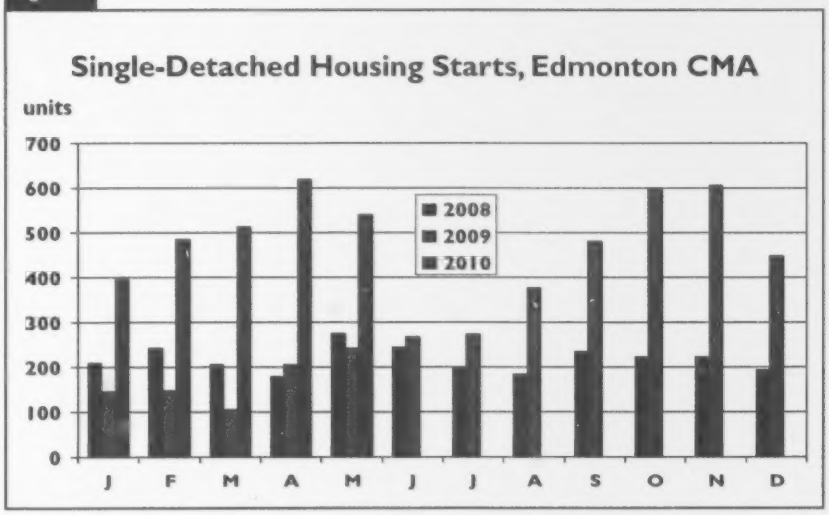
New Home Market

Edmonton Housing Starts Continue to Improve in May

New home construction across Greater Edmonton continued to strengthen in May, with the industry reporting its eleventh consecutive month of year-over-year improvements. Total housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 989 units in May compared with 346 units in May 2009. After five months of production, total starts have reached 4,428 units, up from 1,462 units during January to May of last year.

Single-detached home builders started work on 540 units in May, representing a 123 per cent increase

Figure 1



Source: CMHC

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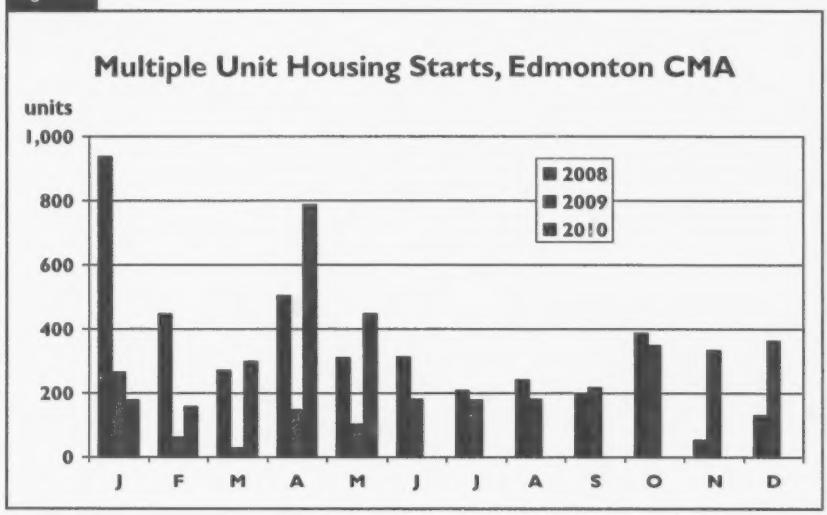
over the 242 units started in May 2009. To the end of May, the industry has started 2,554 singles, up three-fold from the 849 units reported in the first five months of 2009. Builders have been working to replenish inventories that have been at low levels since last fall due to firm demand and, until recently, a scarcity of completions.

Single-detached completions more than doubled year-over-year in May to 407 units. While absorptions in May improved by 31 per cent from a year prior, they fell short of completions by 19 units. This resulted in a modest uptick in the inventory of completed and unoccupied units from the previous month. Compared with this time last year, however, the stock of unabsorbed singles including show homes (at 401 units) was down by 47 per cent from the 750 units on hand in May 2009.

While single-detached inventories, particularly the spec unit component, were down markedly from this time last year, total supply which includes both inventory and units under construction was well above the levels identified in May 2009. The strong increase in starts so far this year has pushed the count of units under construction to their highest levels in two years. At 3,782 units, the number of new singles in progress was more than double compared to this time last year. As such, we expect

Figure 2

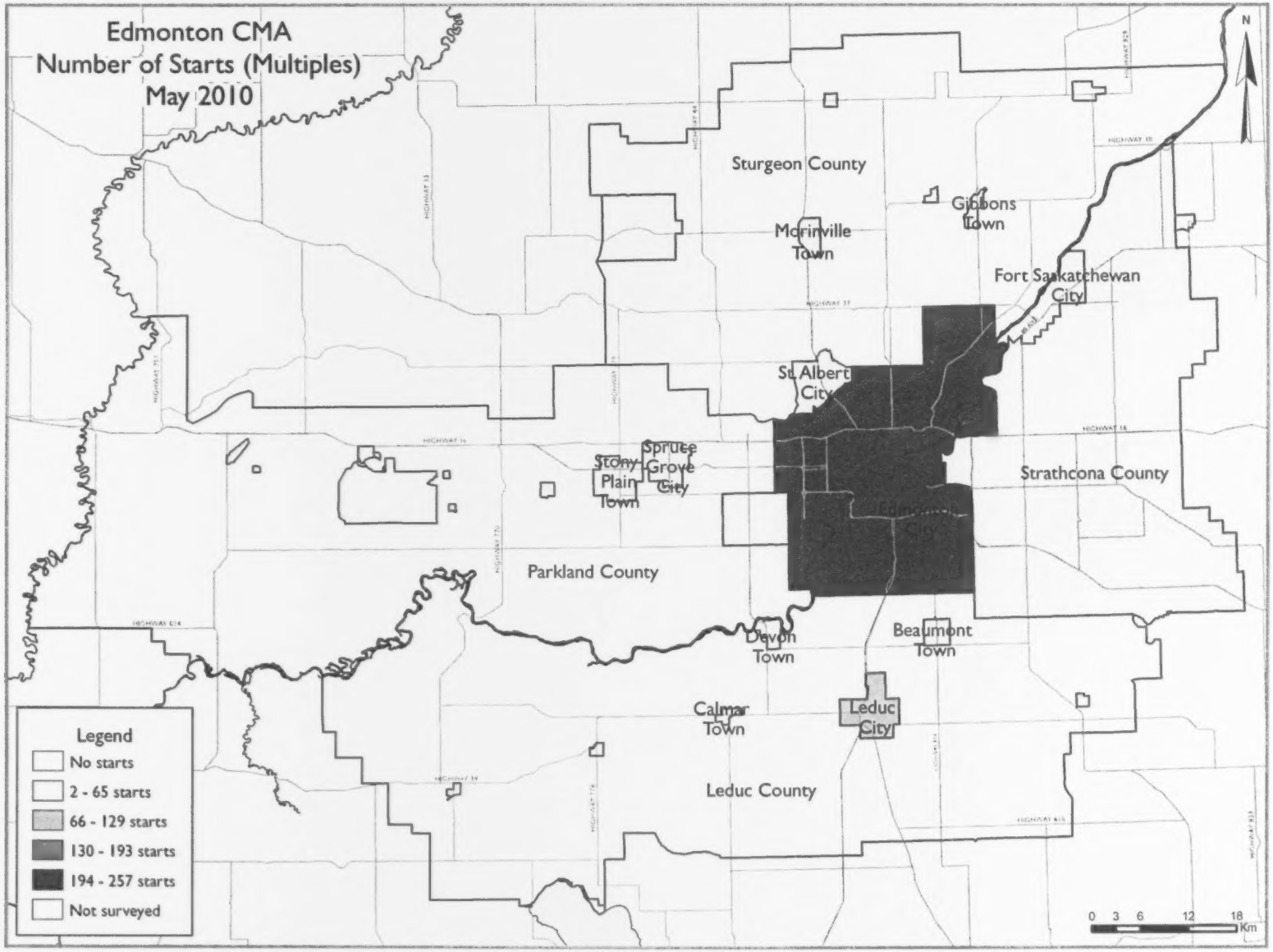


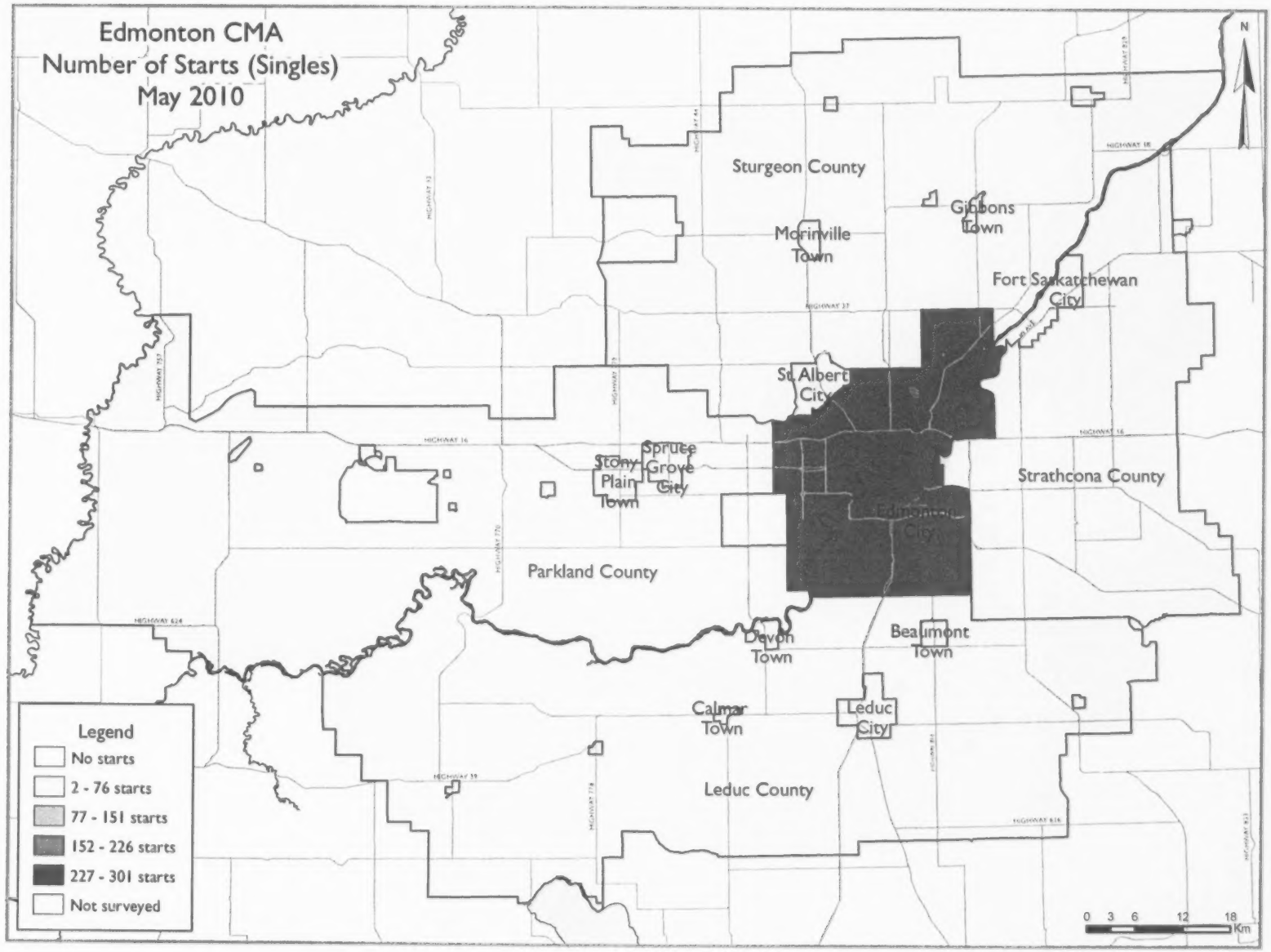
Source: CMHC

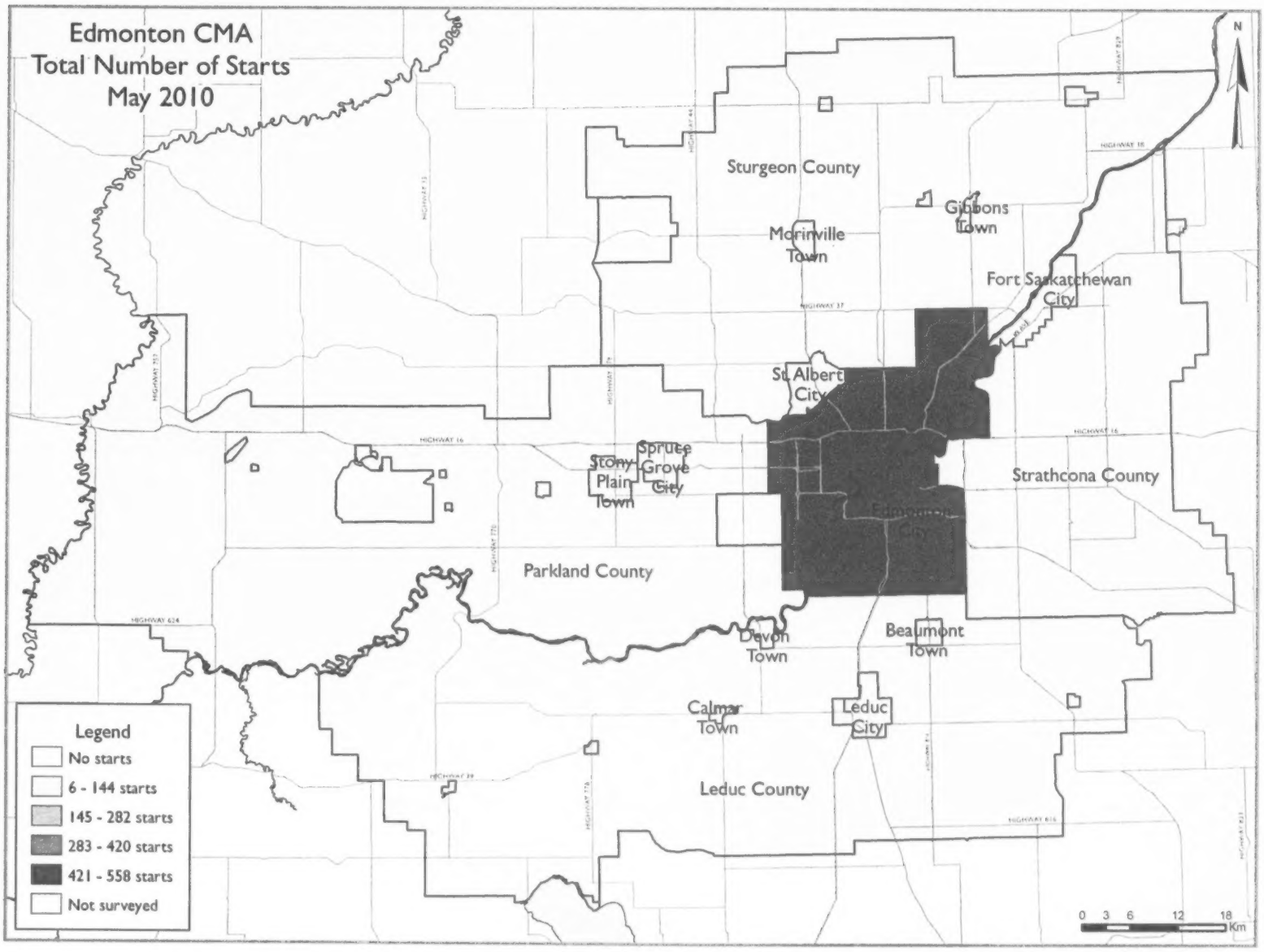
completions to rise substantially in the coming months, helping to rebuild spec home inventories.

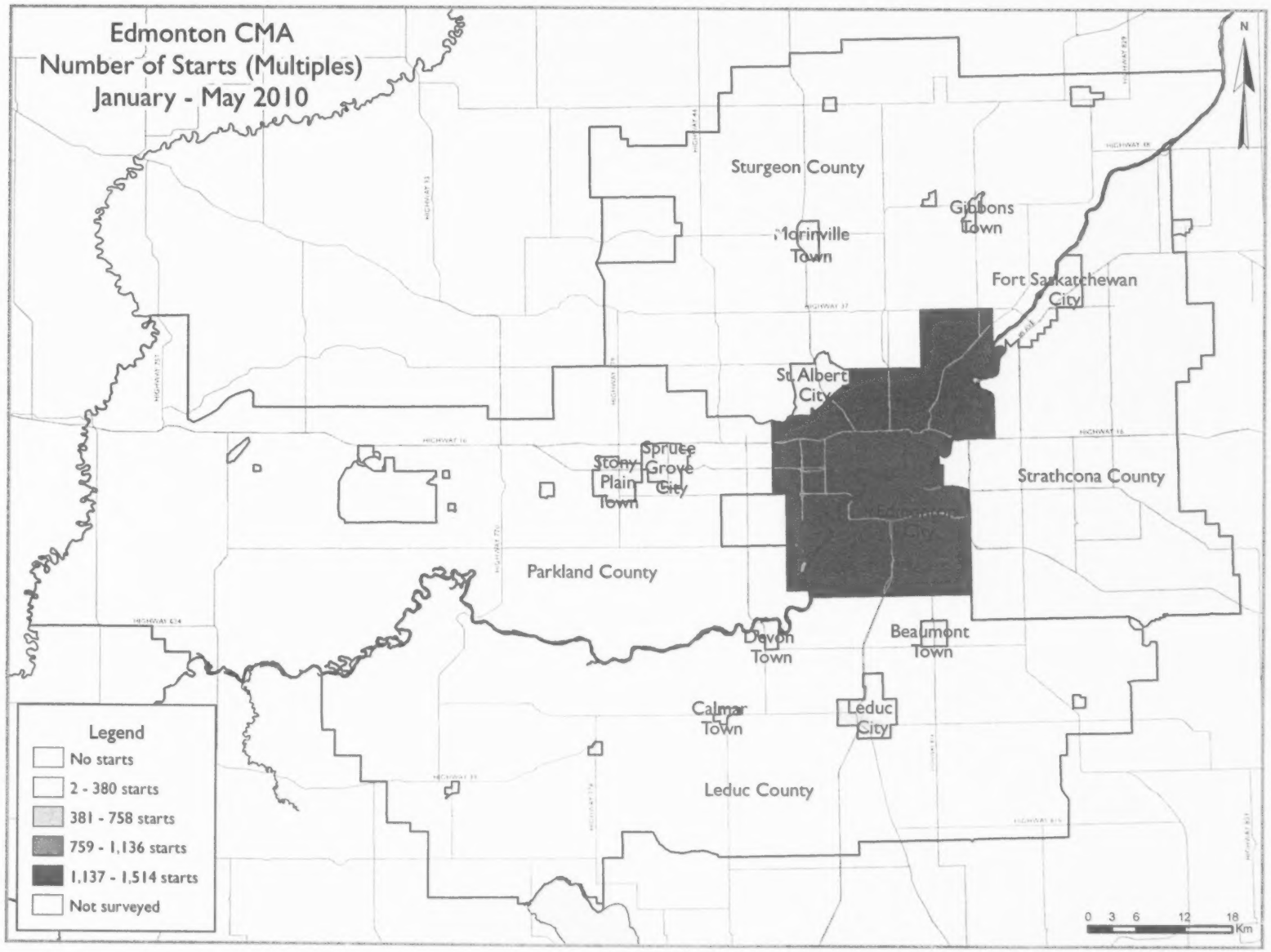
Multi-family starts, which include semi-detached units, rows, and apartments, amounted to 449 units in May compared with 104 multiple units started in May 2009. To the end of May, multiple starts have reached 1,874 units compared with 613 starts during January to May of last year. Following a relatively slow first quarter, apartment starts in particular have shown a marked improvement in the past two months.

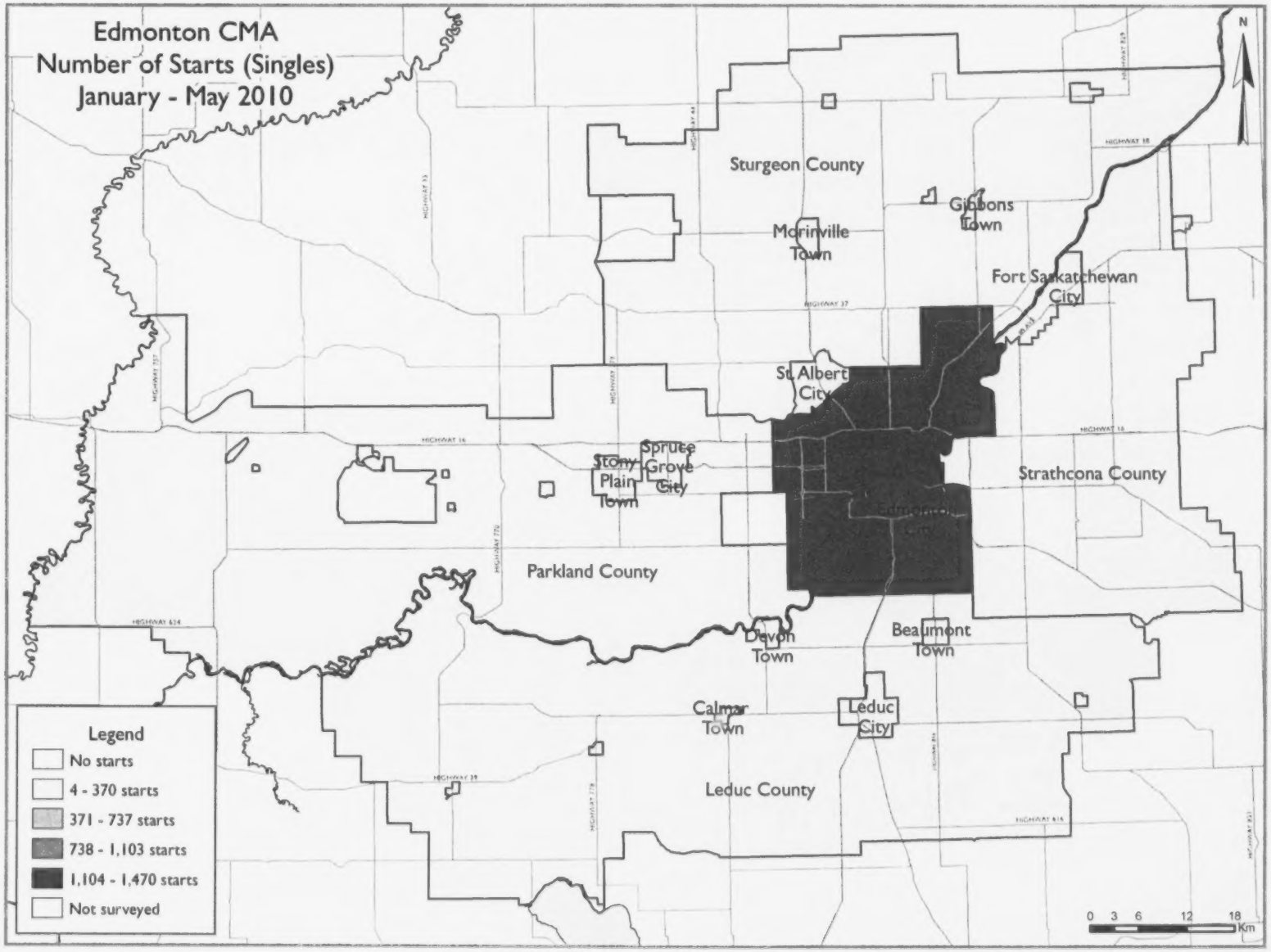
Multi-unit completions totalled 301 units in May compared with 332 in May 2009. Absorptions in May reached 263 multiple units, representing a six per cent decrease from the same month last year. As such, unabsorbed inventories moved upward on a month-over-month basis for the first time since December. At 886 units, the number of completed and unoccupied multiples in May was 15 per cent above the unabsorbed unit count a year prior. However, with units under construction down by 29 per cent from this time last year, we look for a slow but steady decrease in the unabsorbed inventories as the year progresses.

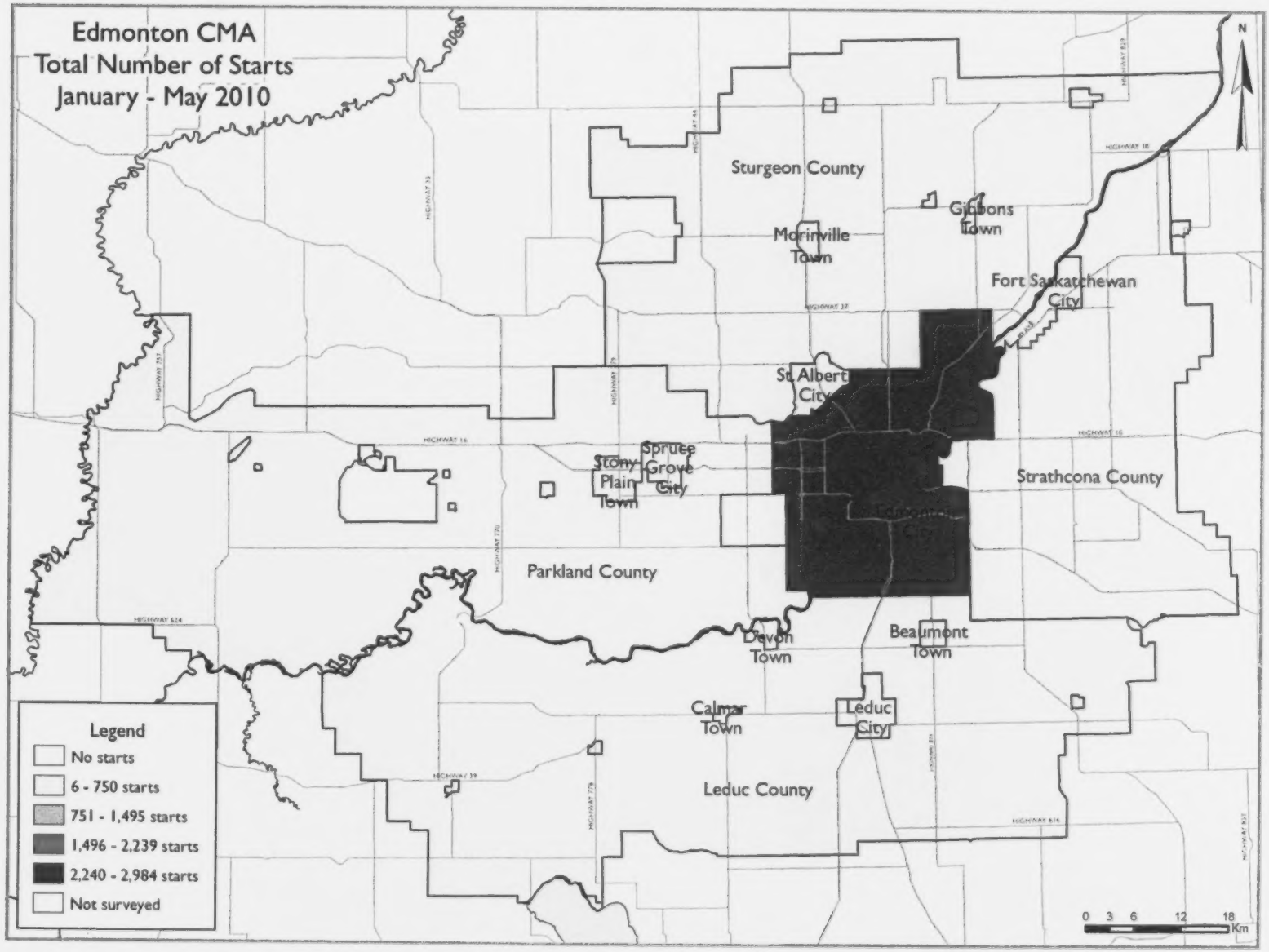

Edmonton CMA
Number of Starts (Multiples)
May 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 65 starts
66 - 129 starts
130 - 193 starts
194 - 257 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
May 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 76 starts
77 - 151 starts
152 - 226 starts
227 - 301 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
May 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Edmonton City
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
6 - 144 starts
145 - 282 starts
283 - 420 starts
421 - 558 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - May 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Edmonton City
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 380 starts
381 - 758 starts
759 - 1,136 starts
1,137 - 1,514 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - May 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Edmonton
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 370 starts
371 - 737 starts
738 - 1,103 starts
1,104 - 1,470 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - May 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
6 - 750 starts
751 - 1,495 starts
1,496 - 2,239 starts
2,240 - 2,984 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2010	540	116	4	0	123	82	0	124	989
May 2009	242	44	3	0	34	23	0	0	346
% Change	123.1	163.6	33.3	n/a	**	**	n/a	n/a	185.8
Year-to-date 2010	2,552	580	56	2	326	748	28	136	4,428
Year-to-date 2009	849	186	42	0	118	171	0	96	1,462
% Change	**	**	33.3	n/a	176.3	**	n/a	41.7	**
UNDER CONSTRUCTION									
May 2010	3,760	852	112	13	940	2,759	41	550	9,027
May 2009	1,816	404	82	3	966	5,459	30	421	9,190
% Change	107.0	110.9	36.6	**	-2.7	-49.5	36.7	30.6	-1.8
COMPLETIONS									
May 2010	406	128	15	1	107	0	0	51	708
May 2009	191	44	3	0	52	233	0	0	523
% Change	112.6	190.9	**	n/a	105.8	-100.0	n/a	n/a	35.4
Year-to-date 2010	1,796	446	26	4	307	515	0	105	3,199
Year-to-date 2009	1,267	358	23	1	348	1,076	14	122	3,209
% Change	41.8	24.6	13.0	**	-11.8	-52.1	-100.0	-13.9	-0.3
COMPLETED & NOT ABSORBED									
May 2010	399	78	13	1	171	568	1	56	1,287
May 2009	745	192	10	2	233	272	3	59	1,516
% Change	-46.4	-59.4	30.0	-50.0	-26.6	108.8	-66.7	-5.1	-15.1
ABSORBED									
May 2010	387	115	12	1	100	29	0	7	651
May 2009	297	49	1	0	65	147	0	17	576
% Change	30.3	134.7	**	n/a	53.8	-80.3	n/a	-58.8	13.0
Year-to-date 2010	1,793	429	24	3	374	681	3	80	3,387
Year-to-date 2009	1,501	334	21	4	293	959	14	63	3,189
% Change	19.5	28.4	14.3	-25.0	27.6	-29.0	-78.6	27.0	6.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
May 2010	301	74	0	0	101	82	0	0	558
May 2009	120	22	0	0	12	23	0	0	177
Beaumont Town									
May 2010	4	0	0	0	8	0	0	0	12
May 2009	7	0	0	0	0	0	0	0	7
Devon Town									
May 2010	2	0	0	0	0	0	0	28	30
May 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
May 2010	29	6	0	0	0	0	0	0	35
May 2009	11	4	3	0	0	0	0	0	18
Leduc City									
May 2010	31	6	0	0	0	0	0	96	133
May 2009	29	0	0	0	6	0	0	0	35
Leduc County									
May 2010	7	0	0	0	0	0	0	0	7
May 2009	6	0	0	0	0	0	0	0	6
Morinville Town									
May 2010	21	0	4	0	0	0	0	0	25
May 2009	1	0	0	0	0	0	0	0	1
Parkland County									
May 2010	19	0	0	0	0	0	0	0	19
May 2009	14	0	0	0	0	0	0	0	14
Spruce Grove City									
May 2010	24	16	0	0	8	0	0	0	48
May 2009	10	10	0	0	0	0	0	0	20
St. Albert City									
May 2010	15	2	0	0	0	0	0	0	17
May 2009	20	0	0	0	0	0	0	0	20
Stony Plain Town									
May 2010	2	4	0	0	0	0	0	0	6
May 2009	5	0	0	0	0	0	0	0	5
Strathcona County									
May 2010	56	8	0	0	6	0	0	0	70
May 2009	14	8	0	0	16	0	0	0	38
Sturgeon County									
May 2010	20	0	0	0	0	0	0	0	20
May 2009	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
May 2010	9	0	0	0	0	0	0	0	9
May 2009	2	0	0	0	0	0	0	0	2
Edmonton CMA									
May 2010	540	116	4	0	123	82	0	124	989
May 2009	242	44	3	0	34	23	0	0	346

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket May 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
May 2010	2,047	534	77	7	639	2,551	35	192	6,082
May 2009	760	212	62	3	607	4,480	28	120	6,281
Beaumont Town									
May 2010	150	14	0	0	32	0	0	0	196
May 2009	35	4	0	0	18	50	0	35	142
Devon Town									
May 2010	13	8	0	0	10	0	0	28	59
May 2009	3	0	0	0	15	0	0	0	18
Fort Saskatchewan City									
May 2010	151	72	7	0	25	0	0	152	407
May 2009	72	34	3	0	30	212	0	0	351
Leduc City									
May 2010	252	56	4	0	56	0	0	96	464
May 2009	143	26	0	0	86	0	0	0	255
Leduc County									
May 2010	68	0	0	0	0	0	0	0	68
May 2009	42	2	0	0	0	0	0	0	44
Morinville Town									
May 2010	64	2	7	0	44	20	0	0	137
May 2009	27	2	4	0	53	108	0	0	194
Parkland County									
May 2010	148	0	0	0	0	0	0	0	148
May 2009	166	0	0	0	0	0	0	0	166
Spruce Grove City									
May 2010	192	70	9	0	8	0	0	0	279
May 2009	109	64	13	0	0	283	0	0	469
St. Albert City									
May 2010	132	12	0	0	10	36	0	82	272
May 2009	60	10	0	0	0	65	0	132	267
Stony Plain Town									
May 2010	67	14	4	0	68	119	6	0	278
May 2009	84	4	0	0	122	166	0	0	376
Strathcona County									
May 2010	327	66	4	6	48	0	0	0	451
May 2009	176	40	0	0	35	74	2	134	461
Sturgeon County									
May 2010	101	2	0	0	0	0	0	0	103
May 2009	113	0	0	0	0	0	0	0	113
Remainder of the CMA									
May 2010	48	2	0	0	0	33	0	0	83
May 2009	26	6	0	0	0	21	0	0	53
Edmonton CMA									
May 2010	3,760	852	112	13	940	2,759	41	550	9,027
May 2009	1,816	404	82	3	966	5,459	30	421	9,190

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
May 2010	241	82	4	1	96	0	0	4	428
May 2009	82	30	3	0	32	112	0	0	259
Beaumont Town									
May 2010	1	2	0	0	6	0	0	0	9
May 2009	4	0	0	0	0	0	0	0	4
Devon Town									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	1	0	0	0	5	0	0	0	6
Fort Saskatchewan City									
May 2010	19	12	0	0	5	0	0	0	36
May 2009	5	10	0	0	0	0	0	0	15
Leduc City									
May 2010	2	0	0	0	0	0	0	47	49
May 2009	2	0	0	0	15	121	0	0	138
Leduc County									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	17	0	0	0	0	0	0	0	17
Morinville Town									
May 2010	8	0	3	0	0	0	0	0	11
May 2009	5	0	0	0	0	0	0	0	5
Parkland County									
May 2010	24	0	0	0	0	0	0	0	24
May 2009	19	0	0	0	0	0	0	0	19
Spruce Grove City									
May 2010	31	14	8	0	0	0	0	0	53
May 2009	2	0	0	0	0	0	0	0	2
St. Albert City									
May 2010	12	4	0	0	0	0	0	0	16
May 2009	9	2	0	0	0	0	0	0	11
Stony Plain Town									
May 2010	10	0	0	0	0	0	0	0	10
May 2009	0	0	0	0	0	0	0	0	0
Strathcona County									
May 2010	40	14	0	0	0	0	0	0	54
May 2009	26	2	0	0	0	0	0	0	28
Sturgeon County									
May 2010	13	0	0	0	0	0	0	0	13
May 2009	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
May 2010	4	0	0	0	0	0	0	0	4
May 2009	7	0	0	0	0	0	0	0	7
Edmonton CMA									
May 2010	406	128	15	1	107	0	0	51	708
May 2009	191	44	3	0	52	233	0	0	523

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
May 2010	197	55	3	1	102	342	1	4	705
May 2009	314	116	6	0	97	105	3	59	700
Beaumont Town									
May 2010	11	0	0	0	2	0	0	0	13
May 2009	40	1	0	0	5	0	0	0	46
Devon Town									
May 2010	2	0	0	0	0	0	0	0	2
May 2009	5	0	0	0	5	0	0	0	10
Fort Saskatchewan City									
May 2010	29	10	1	0	22	71	0	0	133
May 2009	57	34	2	0	34	76	0	0	203
Leduc City									
May 2010	25	1	0	0	6	47	0	40	119
May 2009	55	1	0	0	11	78	0	0	145
Leduc County									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
May 2010	14	0	4	0	13	6	0	0	37
May 2009	45	4	1	0	18	0	0	0	68
Parkland County									
May 2010	6	0	0	0	0	0	0	0	6
May 2009	15	0	1	0	0	0	0	0	16
Spruce Grove City									
May 2010	15	7	5	0	0	93	0	0	120
May 2009	39	9	0	0	0	0	0	0	48
St. Albert City									
May 2010	29	1	0	0	2	0	0	0	32
May 2009	44	6	0	0	10	4	0	0	64
Stony Plain Town									
May 2010	20	0	0	0	18	5	0	0	43
May 2009	33	13	0	0	16	0	0	0	62
Strathcona County									
May 2010	47	4	0	0	6	4	0	12	73
May 2009	78	8	0	2	37	9	0	0	134
Sturgeon County									
May 2010	2	0	0	0	0	0	0	0	2
May 2009	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	18	0	0	0	0	0	0	0	18
Edmonton CMA									
May 2010	399	78	13	1	171	568	1	56	1,287
May 2009	745	192	10	2	233	272	3	59	1,516

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
May 2010	229	68	4	1	80	25	0	0	407
May 2009	126	31	0	0	34	72	0	17	280
Beaumont Town									
May 2010	2	2	0	0	6	0	0	0	10
May 2009	13	4	0	0	0	0	0	0	17
Devon Town									
May 2010	0	0	0	0	1	0	0	0	1
May 2009	2	0	0	0	8	0	0	0	10
Fort Saskatchewan City									
May 2010	21	15	0	0	3	2	0	0	41
May 2009	13	10	1	0	0	5	0	0	29
Leduc City									
May 2010	4	3	0	0	2	2	0	7	18
May 2009	21	0	0	0	19	70	0	0	110
Leduc County									
May 2010	1	0	0	0	0	0	0	0	1
May 2009	17	0	0	0	0	0	0	0	17
Morinville Town									
May 2010	5	0	2	0	1	0	0	0	8
May 2009	7	0	0	0	0	0	0	0	7
Parkland County									
May 2010	25	0	0	0	0	0	0	0	25
May 2009	20	0	0	0	0	0	0	0	20
Spruce Grove City									
May 2010	29	9	6	0	0	0	0	0	44
May 2009	6	1	0	0	0	0	0	0	7
St. Albert City									
May 2010	15	4	0	0	4	0	0	0	23
May 2009	21	0	0	0	0	0	0	0	21
Stony Plain Town									
May 2010	6	0	0	0	3	0	0	0	9
May 2009	3	0	0	0	0	0	0	0	3
Strathcona County									
May 2010	32	14	0	0	0	0	0	0	46
May 2009	30	3	0	0	4	0	0	0	37
Sturgeon County									
May 2010	13	0	0	0	0	0	0	0	13
May 2009	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
May 2010	5	0	0	0	0	0	0	0	5
May 2009	6	0	0	0	0	0	0	0	6
Edmonton CMA									
May 2010	387	115	12	1	100	29	0	7	651
May 2009	297	49	1	0	65	147	0	17	576

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Edmonton City	301	120	78	34	97	0	82	23	558	177	**
Beaumont Town	4	7	8	0	0	0	0	0	12	7	71.4
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	0	0	0	0	0	28	0	30	0	n/a
Fort Saskatchewan City	29	11	6	4	0	3	0	0	35	18	94.4
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	31	29	6	0	0	6	96	0	133	35	**
Leduc County	7	6	0	0	0	0	0	0	7	6	16.7
Morinville Town	21	1	0	0	4	0	0	0	25	1	**
Parkland County	19	14	0	0	0	0	0	0	19	14	35.7
Spruce Grove City	24	10	16	10	8	0	0	0	48	20	140.0
St. Albert City	15	20	2	0	0	0	0	0	17	20	-15.0
Stony Plain Town	2	5	4	0	0	0	0	0	6	5	20.0
Strathcona County	56	14	8	12	6	12	0	0	70	38	84.2
Sturgeon County	20	3	0	0	0	0	0	0	20	3	**
Remainder of the CMA	9	2	0	0	0	0	0	0	9	2	**
Edmonton CMA	540	242	128	60	115	21	206	23	989	346	185.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	1,470	435	448	120	306	56	760	185	2,984	796	**
Beaumont Town	79	11	18	4	0	0	0	0	97	15	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	4	0	0	0	0	0	28	0	32	0	n/a
Fort Saskatchewan City	111	43	32	26	0	3	0	0	143	72	98.6
Gibbons Town	6	2	0	0	0	0	0	0	6	2	200.0
Leduc City	130	73	16	8	0	14	96	0	242	95	154.7
Leduc County	31	19	0	2	0	0	0	0	31	21	47.6
Morinville Town	50	13	0	0	7	4	0	0	57	17	**
Parkland County	85	39	0	0	0	0	0	0	85	39	117.9
Spruce Grove City	149	32	62	20	8	0	0	0	219	52	**
St. Albert City	77	32	2	0	0	0	0	82	79	114	-30.7
Stony Plain Town	47	40	12	0	6	44	0	0	65	84	-22.6
Strathcona County	228	78	50	26	23	19	0	0	301	123	144.7
Sturgeon County	62	26	0	0	0	0	0	0	62	26	138.5
Remainder of the CMA	25	6	0	0	0	0	0	0	25	6	**
Edmonton CMA	2,554	849	640	206	350	140	884	267	4,428	1,462	**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Edmonton City	97	0	0	0	82	23	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	28	0
Fort Saskatchewan City	0	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	6	0	0	0	0	96	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	6	12	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	115	21	0	0	82	23	124	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	284	56	22	0	748	171	12	14
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	28	0
Fort Saskatchewan City	0	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	14	0	0	0	0	96	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	7	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	82
Stony Plain Town	0	44	6	0	0	0	0	0
Strathcona County	23	19	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	322	140	28	0	748	171	136	96

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Edmonton City	375	142	183	35	0	0	558	177
Beaumont Town	4	7	8	0	0	0	12	7
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	28	0	30	0
Fort Saskatchewan City	35	18	0	0	0	0	35	18
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	37	29	0	6	96	0	133	35
Leduc County	7	6	0	0	0	0	7	6
Morinville Town	25	1	0	0	0	0	25	1
Parkland County	19	14	0	0	0	0	19	14
Spruce Grove City	40	20	8	0	0	0	48	20
St. Albert City	17	20	0	0	0	0	17	20
Stony Plain Town	6	5	0	0	0	0	6	5
Strathcona County	64	22	6	16	0	0	70	38
Sturgeon County	20	3	0	0	0	0	20	3
Remainder of the CMA	9	2	0	0	0	0	9	2
Edmonton CMA	660	289	205	57	124	0	989	346

Table 2.5: Starts by Submarket and by Intended Market January - May 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	1,912	574	1,038	208	34	14	2,984	796
Beaumont Town	89	15	8	0	0	0	97	15
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	4	0	0	0	28	0	32	0
Fort Saskatchewan City	143	72	0	0	0	0	143	72
Gibbons Town	6	2	0	0	0	0	6	2
Leduc City	146	81	0	14	96	0	242	95
Leduc County	31	21	0	0	0	0	31	21
Morinville Town	57	17	0	0	0	0	57	17
Parkland County	85	39	0	0	0	0	85	39
Spruce Grove City	211	52	8	0	0	0	219	52
St. Albert City	79	32	0	0	0	82	79	114
Stony Plain Town	59	40	0	44	6	0	65	84
Strathcona County	279	100	22	23	0	0	301	123
Sturgeon County	62	26	0	0	0	0	62	26
Remainder of the CMA	25	6	0	0	0	0	25	6
Edmonton CMA	3,188	1,077	1,076	289	164	96	4,428	1,462

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Edmonton City	242	82	90	38	92	27	4	112	428	259	65.3
Beaumont Town	1	4	2	0	6	0	0	0	9	4	125.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	1	0	0	0	5	0	0	0	6	-100.0
Fort Saskatchewan City	19	5	12	10	5	0	0	0	36	15	140.0
Gibbons Town	3	5	0	0	0	0	0	0	3	5	-40.0
Leduc City	2	2	0	0	0	15	47	121	49	138	-64.5
Leduc County	1	17	0	0	0	0	0	0	1	17	-94.1
Morinville Town	8	5	0	0	3	0	0	0	11	5	120.0
Parkland County	24	19	0	0	0	0	0	0	24	19	26.3
Spruce Grove City	31	2	14	0	8	0	0	0	53	2	**
St. Albert City	12	9	4	2	0	0	0	0	16	11	45.5
Stony Plain Town	10	0	0	0	0	0	0	0	10	0	n/a
Strathcona County	40	26	14	2	0	0	0	0	54	28	92.9
Sturgeon County	13	12	0	0	0	0	0	0	13	12	8.3
Remainder of the CMA	1	2	0	0	0	0	0	0	1	2	-50.0
Edmonton CMA	407	191	136	52	114	47	51	233	708	523	35.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	1,092	649	348	280	182	164	573	792	2,195	1,885	16.4
Beaumont Town	15	36	6	14	6	8	0	28	27	86	-68.6
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	5	0	0	5	15	0	0	6	20	-70.0
Fort Saskatchewan City	72	37	42	48	8	7	0	0	122	92	32.6
Gibbons Town	7	11	0	0	0	0	0	0	7	11	-36.4
Leduc City	57	84	14	40	20	59	47	205	138	388	-64.4
Leduc County	23	45	2	0	0	0	0	0	25	45	-44.4
Morinville Town	19	29	2	4	7	0	0	0	28	33	-15.2
Parkland County	60	77	0	0	0	3	0	0	60	80	-25.0
Spruce Grove City	93	61	26	28	8	4	0	0	127	93	36.6
St. Albert City	71	30	10	2	16	8	0	0	97	40	142.5
Stony Plain Town	49	21	8	6	0	13	0	0	57	40	42.5
Strathcona County	168	99	50	16	19	24	0	173	237	312	-24.0
Sturgeon County	63	65	0	0	0	0	0	0	63	65	-3.1
Remainder of the CMA	10	19	0	0	0	0	0	0	10	19	-47.4
Edmonton CMA	1,800	1,268	508	438	271	305	620	1,198	3,199	3,209	-0.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Edmonton City	92	27	0	0	0	112	4	0
Beaumont Town	6	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	5	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	15	0	0	0	121	47	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	114	47	0	0	0	233	51	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	182	164	0	0	515	698	58	94
Beaumont Town	6	8	0	0	0	0	0	28
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	15	0	0	0	0	0	0
Fort Saskatchewan City	8	7	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	59	0	0	0	205	47	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	7	0	0	0	0	0	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	8	4	0	0	0	0	0	0
St. Albert City	16	8	0	0	0	0	0	0
Stony Plain Town	0	13	0	0	0	0	0	0
Strathcona County	19	24	0	0	0	173	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	271	305	0	0	515	1,076	105	122

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Edmonton City	327	115	97	144	4	0	428	259
Beaumont Town	3	4	6	0	0	0	9	4
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	1	0	5	0	0	0	6
Fort Saskatchewan City	31	15	5	0	0	0	36	15
Gibbons Town	3	5	0	0	0	0	3	5
Leduc City	2	2	0	136	47	0	49	138
Leduc County	1	17	0	0	0	0	1	17
Morinville Town	11	5	0	0	0	0	11	5
Parkland County	24	19	0	0	0	0	24	19
Spruce Grove City	53	2	0	0	0	0	53	2
St. Albert City	16	11	0	0	0	0	16	11
Stony Plain Town	10	0	0	0	0	0	10	0
Strathcona County	54	28	0	0	0	0	54	28
Sturgeon County	13	12	0	0	0	0	13	12
Remainder of the CMA	1	2	0	0	0	0	1	2
Edmonton CMA	549	238	108	285	51	0	708	523

Table 3.5: Completions by Submarket and by Intended Market January - May 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	1,397	875	740	902	58	108	2,195	1,885
Beaumont Town	21	50	6	8	0	28	27	86
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	5	5	15	0	0	6	20
Fort Saskatchewan City	117	90	5	2	0	0	122	92
Gibbons Town	7	11	0	0	0	0	7	11
Leduc City	71	116	20	272	47	0	138	388
Leduc County	25	45	0	0	0	0	25	45
Morinville Town	28	33	0	0	0	0	28	33
Parkland County	60	80	0	0	0	0	60	80
Spruce Grove City	127	93	0	0	0	0	127	93
St. Albert City	77	32	20	8	0	0	97	40
Stony Plain Town	51	23	6	17	0	0	57	40
Strathcona County	213	111	24	201	0	0	237	312
Sturgeon County	63	65	0	0	0	0	63	65
Remainder of the CMA	10	19	0	0	0	0	10	19
Edmonton CMA	2,268	1,648	826	1,425	105	136	3,199	3,209

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
May 2010	44	19.9	94	42.5	45	20.4	22	10.0	16	7.2	221	416,000	457,209
May 2009	10	7.9	49	38.9	19	15.1	19	15.1	29	23.0	126	464,800	544,725
Year-to-date 2010	198	18.8	469	44.6	211	20.1	77	7.3	97	9.2	1,052	419,950	469,085
Year-to-date 2009	50	6.9	210	28.8	181	24.9	95	13.0	192	26.4	728	502,750	601,904
Beaumont Town													
May 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2009	0	0.0	4	30.8	7	53.8	1	7.7	1	7.7	13	469,900	493,846
Year-to-date 2010	6	42.9	7	50.0	1	7.1	0	0.0	0	0.0	14	383,771	363,277
Year-to-date 2009	2	4.3	15	32.6	19	41.3	7	15.2	3	6.5	46	474,900	487,974
Calmar Town													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	4	57.1	2	28.6	1	14.3	7	--	--
Fort Saskatchewan City													
May 2010	6	30.0	13	65.0	1	5.0	0	0.0	0	0.0	20	366,250	368,235
May 2009	1	7.7	7	53.8	3	23.1	0	0.0	2	15.4	13	402,900	459,838
Year-to-date 2010	25	34.2	38	52.1	5	6.8	4	5.5	1	1.4	73	365,100	381,914
Year-to-date 2009	6	10.3	32	55.2	11	19.0	3	5.2	6	10.3	58	404,850	452,259
Gibbons Town													
May 2010	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
May 2009	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2009	8	53.3	6	40.0	1	6.7	0	0.0	0	0.0	15	340,000	332,667
Leduc City													
May 2010	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
May 2009	1	4.8	7	33.3	5	23.8	7	33.3	1	4.8	21	504,900	495,429
Year-to-date 2010	37	57.8	21	32.8	4	6.3	2	3.1	0	0.0	64	326,275	345,795
Year-to-date 2009	12	9.9	37	30.6	44	36.4	23	19.0	5	4.1	121	474,900	482,180
Leduc County													
May 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2009	0	0.0	0	0.0	0	0.0	3	17.6	14	82.4	17	700,000	762,353
Year-to-date 2010	3	13.6	3	13.6	10	45.5	4	18.2	2	9.1	22	497,339	491,706
Year-to-date 2009	2	4.4	1	2.2	2	4.4	12	26.7	28	62.2	45	695,000	716,667
Morinville Town													
May 2010	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	--	--
May 2009	0	0.0	6	85.7	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2010	7	26.9	16	61.5	3	11.5	0	0.0	0	0.0	26	373,250	373,931
Year-to-date 2009	9	20.0	30	66.7	4	8.9	0	0.0	2	4.4	45	389,700	426,176

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
May 2010	13	68.4	2	10.5	1	5.3	2	10.5	1	5.3	19	168,900	313,877
May 2009	8	40.0	1	5.0	3	15.0	1	5.0	7	35.0	20	471,760	548,593
Year-to-date 2010	16	35.6	9	20.0	3	6.7	3	6.7	14	31.1	45	420,000	519,551
Year-to-date 2009	24	27.0	20	22.5	8	9.0	4	4.5	33	37.1	89	458,300	550,071
Spruce Grove City													
May 2010	8	28.6	16	57.1	3	10.7	0	0.0	1	3.6	28	363,574	382,457
May 2009	1	16.7	4	66.7	0	0.0	0	0.0	1	16.7	6	--	--
Year-to-date 2010	35	38.5	46	50.5	8	8.8	1	1.1	1	1.1	91	362,196	371,058
Year-to-date 2009	18	23.7	40	52.6	13	17.1	2	2.6	3	3.9	76	385,436	403,622
St. Albert City													
May 2010	0	0.0	3	21.4	5	35.7	3	21.4	3	21.4	14	523,000	560,921
May 2009	0	0.0	3	14.3	3	14.3	9	42.9	6	28.6	21	588,200	626,657
Year-to-date 2010	1	1.5	19	27.9	21	30.9	15	22.1	12	17.6	68	511,100	568,350
Year-to-date 2009	0	0.0	3	6.1	10	20.4	12	24.5	24	49.0	49	646,900	705,351
Stony Plain Town													
May 2010	0	0.0	3	50.0	1	16.7	0	0.0	2	33.3	6	--	--
May 2009	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	19	38.8	22	44.9	5	10.2	0	0.0	3	6.1	49	365,000	431,063
Year-to-date 2009	16	57.1	10	35.7	2	7.1	0	0.0	0	0.0	28	316,641	331,338
Strathcona County													
May 2010	0	0.0	14	43.8	13	40.6	1	3.1	4	12.5	32	457,500	493,125
May 2009	2	6.7	2	6.7	12	40.0	0	0.0	14	46.7	30	531,500	704,367
Year-to-date 2010	2	1.3	49	32.9	47	31.5	19	12.8	32	21.5	149	495,000	605,561
Year-to-date 2009	2	1.6	16	12.8	52	41.6	10	8.0	45	36.0	125	540,000	683,944
Sturgeon County													
May 2010	1	7.7	3	23.1	2	15.4	4	30.8	3	23.1	13	550,000	570,000
May 2009	2	16.7	3	25.0	4	33.3	2	16.7	1	8.3	12	477,500	464,583
Year-to-date 2010	8	12.7	6	9.5	10	15.9	16	25.4	23	36.5	63	590,000	610,317
Year-to-date 2009	10	15.6	17	26.6	11	17.2	10	15.6	16	25.0	64	480,000	569,531
Remainder of the CMA													
May 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	7	50.0	4	28.6	2	14.3	0	0.0	1	7.1	14	349,950	377,821
Year-to-date 2009	7	77.8	1	11.1	1	11.1	0	0.0	0	0.0	9	--	--
Edmonton CMA													
May 2010	77	20.8	158	42.7	72	19.5	33	8.9	30	8.1	370	410,050	454,139
May 2009	29	9.8	91	30.6	58	19.5	42	14.1	77	25.9	297	489,900	555,770
Year-to-date 2010	367	21.1	713	41.0	330	19.0	142	8.2	186	10.7	1,738	419,650	473,491
Year-to-date 2009	166	11.0	438	29.1	363	24.1	180	12.0	358	23.8	1,505	490,000	567,342

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2010						
Submarket	May 2010	May 2009	% Change	YTD 2010	YTD 2009	% Change
Edmonton City	457,209	544,725	-16.1	469,085	601,904	-22.1
Beaumont Town	--	493,846	n/a	363,277	487,974	-25.6
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	368,235	459,838	-19.9	381,914	452,259	-15.6
Gibbons Town	--	--	n/a	--	332,667	n/a
Leduc City	--	495,429	n/a	345,795	482,180	-28.3
Leduc County	--	762,353	n/a	491,706	716,667	-31.4
Morinville Town	--	--	n/a	373,931	426,176	-12.3
Parkland County	313,877	548,593	-42.8	519,551	550,071	-5.5
Spruce Grove City	382,457	--	n/a	371,058	403,622	-8.1
St. Albert City	560,921	626,657	-10.5	568,350	705,351	-19.4
Stony Plain Town	--	--	n/a	431,063	331,338	30.1
Strathcona County	493,125	704,367	-30.0	605,561	683,944	-11.5
Sturgeon County	570,000	464,583	22.7	610,317	569,531	7.2
Remainder of the CMA	--	--	n/a	377,821	--	n/a
Edmonton CMA	454,139	555,770	-18.3	473,491	567,342	-16.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
May 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,449	2,199	2,594	55.9	314,783	-0.7	322,715
	February	1,298	20.7	1,515	2,505	2,677	56.6	316,927	2.6	327,625
	March	1,691	22.5	1,459	3,728	2,915	50.1	342,933	11.0	341,425
	April	1,846	0.2	1,539	3,884	3,032	50.8	339,172	8.7	332,056
	May	1,825	-15.5	1,451	3,670	3,020	48.0	340,723	4.4	321,018
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	3,185	-21.8		7,974			310,849	-8.2	
	Q1 2010	3,873	21.6		8,432			327,793	5.5	
	YTD 2009	7,189	-6.8		14,153			315,831	-6.7	
	YTD 2010	7,544	4.9		15,986			333,705	5.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39	208.6	122.9	617	6.8	72.2	905
	March	631	3.60	5.85	208.0	122.3	608	7.3	71.5	896
	April	655	3.80	6.25	209.0	122.6	609	7.6	71.7	897
	May	639	3.70	5.99		122.8	616	7.4	72.3	906
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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